

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-10-02-013.00-0

Quick Ref: R51971

Tax Year: 2024

Run Date: 5/19/2024 8:14:45 PM

OWNER NAME AND MAILING ADDRESS

OPPENHEIMER, BLAKE

2214 SW SEABROOK AVE
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2214 SW SEABROOK AVE
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:** 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R1
Neighborhood: 120.0 120.0 - SW 21ST-SHUNG,
Economic Adj. Factor:
Map / Routing: I04 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

FAIRLEA GARDENS , Lot 36 , LOT 36 FAIRLEA
GARDENS SECTION 10 TOWNSHIP 12 RANGE
15

Image Date: 11/01/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/28/2022	7:59 AM	VI	VI	SJN		
10/15/2020	12:35 PM	1	S	KJH	BLAKE OPPENHEIMER	1
12/19/2019	2:45 PM	6	S	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	11.550	122.550	134.100
Total	11.550	122.550	134.100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	11.550	113.780	125.330
Total	11.550	113.780	125.330

PARCEL COMMENTS

Prop-NC: RL21, AV21; **Prop-Com:** RL21 - PC = AV- TO GD+ = (KIT, FLOORING, LIGHTING, ETC) 10/20; RL13-Rsd Subflr 932 to 638sf, Add 294sf Slab of Grade per 2013 Informal 4/13, PC to AV- = dated kitchen & deferred maintenance 3/12; QR 9/11; RL- PC 2 TO 3 8/05; QR- 10/04;; **App-Com:** INF-7963-2013-; **Val-Com:** FR21 - POST MKT (RS) PC CHANGE

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Fron	1-Regular Lot - 1		75	190	1.10								19	75.00	140.00	25.00	25.00	11.550

Total Market Land Value 11,550

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1945 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 932

Main Floor Living Area: 932

Upper Floor Living Area Pct:

CDU: GD

Phys/Func/Econ: GD+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmt Type: 3-Partial - 3

Total Rooms: 5 Bedrooms: 2

Family Rooms: 1

Full Baths: 1 Half Baths:

Garage Cap: 1

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,230

Percent Good: 69

Mkt Adj: 100 Eco Adj: 100

Building Value: 100,210

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 11,550

Cost Building: 100,210

Cost Total: 111,760

Income Value: 0

Market Value: 134,000

MRA Value: 134,400

Weighted Estimate: 134,200

FINAL VALUES

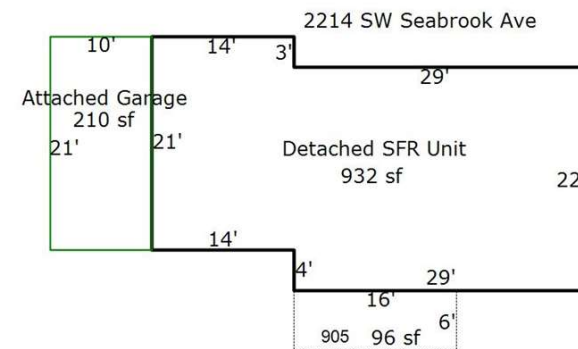
Value Method: IDXVAL

Land Value: 11,550

Building Value: 122,550

Final Value: 134,100

Prior Value: 125,330



BUILDING COMMENTS

DwellCom: A1-19 0210sf , A2-32 0096sf; DwellEcon: RL13; DwellFunc: RL21; DwellComp: OBY cond = A

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	294			
622-Raised Subfloor	638			
701-Attached Garage	210			
736-Garage Finish, Attached	210			
801-Total Basement Area	466			
902-Raised Slab Porch	117		3.00	1948

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	96			